

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-120800247S

Send Property Tax Notice to:

2201 Royal Crest Circle
Bham AL 35216

Special Warranty Deed

State of ~~Alabama~~ ARIZONA
County of ~~Shelby~~ MARICOPA

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty Six Thousand and 00/100 Dollars (\$56,000.00) cash in hand paid to

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc, Asset-Backed Certificates, Series 2005-7

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Real Estate Ready, LLC

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 39, in Woodland Hills, First Phase, Fifth Sector, a residential subdivision, according to the Map of Woodland Hills, as recorded in Map Book 7, Page 152, in the Probate Office of Shelby County, Alabama.

Property Address: 124 Forest Ridge Road, Maylene, Alabama 35114

Parcel ID Number: 232090001001017

THE GRANTEE(S), OR PURCHASER(S), OF THE PROPERTY MAY NOT RE-SELL, RECORD AN ADDITIONAL CONVEYANCE DOCUMENT, OR OTHERWISE TRANSFER TITLE TO THE PROPERTY WITHIN 60 DAYS FOLLOWING THE GRANTOR'S EXECUTION OF THIS DEED.

Source of Title: Inst #20120316000091710

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Inst #20120316000091710.

0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

20120904000332630 1/3 \$74.00
Shelby Cnty Judge of Probate, AL
09/04/2012 01:27:41 PM FILED/CERT

Shelby County, AL 09/04/2012
State of Alabama
Deed Tax: \$56.00

IN WITNESS WHEREOF, The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc, Asset-Backed Certificates, Series 2005-7, has caused these present to be executed in its name and on its behalf as aforesaid, on this 22 day of AUG, 2012.

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc, Asset-Backed Certificates, Series 2005-7

BY:

~~President~~ JoAnn Olsen Asst Vice President

ATTEST:

~~Secretary~~ Kerri Ryan AVP

State of ARIZONA
County of MARICOPA

I, Roseanne Silvestro, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JoAnn Olsen whose name as President of The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc, Asset-Backed Certificates, Series 2005-7, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 22 day of AUG, 2012.

Roseanne Silvestro
Notary Public
My Commission Expires: 08/05/2015
[Seal]

Reference:
124 Forest Ridge Road
Maylene, AL, 35114
Servicer Loan #:92277942



Property Address: 124 Forest Ridge Road, Maylene, AL 35114
AL_SpecialWarrantyDeed.rdw

BRR-120400247S



20120904000332630 2/3 \$74.00
Shelby Cnty Judge of Probate, AL
09/04/2012 01:27:41 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The Bank of New York
Mailing Address 2375 N Glenville Dr Mableton
Richardson TX 75082

Grantee's Name Real Estate Ready LLC
Mailing Address 2201 Royal Crest Cir
Bham AL 35216

Property Address 124 Forest Ridge Rd
Mayhem AL 35214

Date of Sale 8-30-12
Total Purchase Price \$ 56000.00

or
Actual Value

or
Assessor's Market Value



20120904000332630 3/3 \$74.00
Shelby Cnty Judge of Probate, AL
09/04/2012 01:27:41 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-31-12

Print Dawn Collier

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one